

23 Antonio Circuit, Angle Vale, SA 5117



Sold House

Wednesday, 20 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House

\$655,000

Are you looking for space for the growing family? Or perhaps looking at dipping your toes in the property market? Your search is over! Petra Mells of Ray White Grange is proud to offer to the market this stunning 12mth old 4 bedroom home located in the ever growing "Miravale" Estate in Angle Vale. Designed with the growing family in mind, the floorplan is perfect for modern family living and offers exceptional value for its impressive features and prime location. For the astute investor, Angle Vale is a rapidly growing suburb with strong demand returning approx \$34k pa. You'll just love living here! Light and bright with a neutral colour palette and light timber floors, the home boasts high ceilings, 2 living areas, generous carpeted bedrooms, a central kitchen with ample storage and open plan living, creating a warm and inviting atmosphere for entertaining guests or simply relaxing with your loved ones. A tiled alfresco under main roof with ceiling fan make for seamless inside/outside entertaining all year round. FEATURES WE LOVE: • 4 carpeted bedrooms • Master with ceiling fan, walk in robe and ensuite with dual basins • Bedrooms 2, 3 & 4 all with built in robes • Open plan living and dining with timber laminate flooring • Central kitchen with gas cooktop and underbench oven, dual filtered single lever mixer tap, dishwasher, large double door pantry, island bench with microwave nook & breakfast bar • 2nd living area • Family bathroom with separate toilet • Good sized laundry with external access • Zoned reverse cycle ducted heating and cooling • Combination of block out and privacy blinds to windows • LED downlights throughout living areas • Double garage with panel lift door and internal access • NBN There is nothing more to do, than move in and start to enjoy your new home! Inside and out, the property truly shines. Easy to maintain gardens, lush lawns, perfect for a game of backyard cricket, room for pets and kids to play. This outdoor oasis is perfect for hosting barbecues, enjoying a morning coffee, or simply unwinding after a long day. Walking distance to the local playground area and walking trails, you'll enjoy the lifestyle and sense of community that Angle Vale offers. A great choice of schooling close by, both public and private, including Trinity College, Angle Vale Primary and the new Riverbanks super school, Drakes Foodland 1km from your door, grab a bite to eat at Sneaky's restaurant or Angle Vale Tavern, while all your retail shopping and entertainment needs are moments just away. Easy access to the Northern expressway for a 30 min commute to the CBD or the Barossa. Don't miss the opportunity to make this house your home. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | Playford Zone | ETAC - Emerging Township Activity Centre \\ Land | 400sqm (Approx.) House | 210sqm (Approx.) Council Rates | \$2,110.50 pa Water | \$158.63pa ESL | \$272.60pa Estimated Rental Return | \$650 - \$680 per week